

# **PHA Plans**

## **Streamlined Annual Version**

**U.S. Department of Housing and  
Urban Development**  
Office of Public and Indian  
Housing

OMB No. 2577-0226  
(exp. 05/31/2006)

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated there under at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

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# **Streamlined Annual PHA Plan**

## **for Fiscal Year: 2008**

### **PHA Name:**

**Schulenburg Housing Authority**  
**P. O. Box 207**  
**Schulenburg, Texas 78956**  
***Mrs. Linda Veselka -Executive Director***

**NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.**

## Streamlined Annual PHA Plan Agency Identification

**PHA Name:** Schulenburg Housing Authority      **PHA Number:** TX 296

**PHA Fiscal Year Beginning: (mm/yyyy)** 01/2009

### PHA Programs Administered:

☐ **Public Housing and Section 8**      ☐ **Section 8 Only**      ☒ **Public Housing Only**      **36**  
Number of public housing units:      Number of S8 units:      Number of public housing units:  
Number of S8 units:

☐ **PHA Consortia: (check box if submitting a joint PHA Plan and complete table)**

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

### PHA Plan Contact Information:

Name: **Mrs. Linda Veselka**  
TDD:

Phone: **(979) 743-3776**  
Email (if available): **shaphall@cvtv.net**

### Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:**  
(select all that apply)

☒ PHA's main administrative office      ☐ PHA's development management offices

### Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection.      ☒ Yes      ☐ No.

If yes, select all that apply:

☒ Main administrative office of the PHA  
☐ PHA development management offices  
☐ Main administrative office of the local, county or State government  
☐ Public library      ☐ PHA website      ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

☒ Main business office of the PHA      ☐ PHA development management offices  
☐ Other (list below)

**Streamlined Annual PHA Plan**  
**Fiscal Year 2008**  
[24 CFR Part 903.12(c)]

**Table of Contents**

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

**A. PHA PLAN COMPONENTS**

- ☐ 1. Site-Based Waiting List Policies  
**903.7(b)(2) Policies on Eligibility, Selection, and Admissions**
- ☒ 2. Capital Improvement Needs  
**903.7(g) Statement of Capital Improvements Needed**
- ☐ 3. Section 8(y) Homeownership  
**903.7(k)(1)(i) Statement of Homeownership Programs**
- ☐ 4. Project-Based Voucher Programs
- ☐ 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- ☒ 6. Supporting Documents Available for Review
- ☒ 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- ☒ 8. Capital Fund Program 5-Year Action Plan

**B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

**Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan** identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

**Form HUD-50070, Certification for a Drug-Free Workplace:**

**Form HUD-50071, Certification of Payments to Influence Federal Transactions;** and

**Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.**

# 1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

## A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B. **NO**

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. ☐ Yes ☐ No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

## B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component. **NO**

1. How many site-based waiting lists will the PHA operate in the coming year?
2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?
3. ☐ Yes ☐ No: May families be on more than one list simultaneously?  
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- ☐ PHA main administrative office
  - ☐ All PHA development management offices
  - ☐ Management offices at developments with site-based waiting lists
  - ☐ At the development to which they would like to apply
  - ☐ Other (list below)

## 2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

### A. Capital Fund Program

1. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. ☐ Yes ☒ No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

### B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. ☐ Yes ☒ No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status
a. Development Name:
b. Development Number:
c. Status of Grant: <input type="checkbox"/> Revitalization Plan under development <input type="checkbox"/> Revitalization Plan submitted, pending approval <input type="checkbox"/> Revitalization Plan approved <input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3. ☐ Yes ☒ No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name(s) below:
4. ☐ Yes ☒ No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
5. ☐ Yes ☒ No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

### **3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**

(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)
2. Program Description:
  - a. Size of Program  
☐ Yes ☐ No: Will the PHA limit the number of families participating in the Section 8 homeownership option?  
If the answer to the question above was yes, what is the maximum number of participants this fiscal year?
  - b. PHA-established eligibility criteria  
☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?  
If yes, list criteria:
  - c. What actions will the PHA undertake to implement the program this year (list)?
3. Capacity of the PHA to Administer a Section 8 Homeownership Program:  
The PHA has demonstrated its capacity to administer the program by (select all that apply):
  - ☐ Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
  - ☐ Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
  - ☐ Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
  - ☐ Demonstrating that it has other relevant experience (list experience below):

### **4. Use of the Project-Based Voucher Program**

#### **Intent to Use Project-Based Assistance**

- ☐ Yes ☒ No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.
1. ☐ Yes ☐ No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
    - ☐ low utilization rate for vouchers due to lack of suitable rental units
    - ☐ access to neighborhoods outside of high poverty areas
    - ☐ other (describe below):
  2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

## **5. PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here)

### **State of Texas**

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☐ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- ☐ Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

**The State of Texas Plan does NOT support the Housing Authority's Plan with specific actions and commitments but the long range goals are in accord with those of the Housing Authority to a) Promote adequate and affordable housing b) Promote economic opportunity c) Promote a suitable living environment without discrimination**

## 6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
XX	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
XX	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
XX	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
XX	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
XX	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
XX	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
XX	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
XX	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
XX	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
XX	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
XX	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
XX	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
XX	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
XX	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
XX	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
XX	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
XX	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
XX	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
XX	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

## 7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: <b>Housing Authority of the City of Schulenburg, Texas</b>			Grant Type and Number Capital Fund Program Grant No: <b>TX59P29650108</b> Replacement Housing Factor Grant No:		Federal FY of Grant: <b>2008</b>
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:    )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 7,640.00			
3	1408 Management Improvements				
4	1410 Administration	\$ 3,560.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 6,885.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 19,051.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$ 5,900.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 43,046.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$ 2,145.00			

## 7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: <b>Housing Authority of the City of Schulenburg, Texas</b>		Grant Type and Number Capital Fund Program Grant No: <b>TX59P29650108</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2008</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b><u>Operations</u></b>							
TX 296-1	<b><u>Administrative Salaries</u></b>	<b><u>1406</u></b>		<b><u>\$ 7,640.00</u></b>				
	Funding for additional administrative salaries	1406		\$ 7,640.00				
	<b><u>Administration</u></b>	<b><u>1410</u></b>		<b><u>\$ 3,560.00</u></b>				
TX 269-1	<b><u>Technical Salaries</u></b>	1410		\$ 2,660.00				
	The PHA is required to utilize staff time associated with procurement, management, and construction							
TX 269-1	<b><u>Travel Costs</u></b>	1410		\$ 500.00				
	The PHA requires funds for travel associated with the program							
TX 269-1	<b><u>Sundry Costs</u></b>	1410		\$ 400.00				
	Funds needed for advertising, and associated other costs							
	<b><u>Fees and Costs</u></b>	<b><u>1430</u></b>		<b><u>\$ 6,885.00</u></b>				
TX 269-1	<b><u>A/E Fees</u></b>	1430		\$ 3,102.00				
	Design and construction services are required due to the scope of improvements							
TX 269-1	<b><u>Modernization Coordinator</u></b>	1430		\$ 2,585.00				
	Services required to assist PHA in fulfillment of program							
TX 269-1	<b><u>Fee Accountant</u></b>	1430		\$ 1,200.00				
	Monthly accounting							

## 7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: <b>Housing Authority of the City of Schulenburg, Texas</b>		Grant Type and Number Capital Fund Program Grant No: <b>TX59P29650108</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2008</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b><u>Dwelling Structures Improvements</u></b>	<b><u>1460</u></b>		<b><u>\$ 19,051.00</u></b>				
Tx296-1	<u>Porch conversion to Laundry room</u>	1460		\$ 10,000.00				
	Construct wall to close in rear porch to create a laundry room							
Tx296-1	<u>Ceiling &amp; Wall Repairs</u>	1460		\$ 9,051.00				
	Repair detritions to walls and ceilings due to normal detritions							
	<b><u>Non-Dwelling Equipment</u></b>	<b><u>1475</u></b>		<b><u>\$ 5,900.00</u></b>				
TX 269-1	<u>Computer Replacement</u>	1475		\$ 5,900.00				
	The PHA has a need for replacement of Computer and printer with high speed internet access							

[illegible]

**Capital Fund Program Five-Year Action Plan****Part I: Summary**

PHA Name <b>Schulenburg Housing Authority</b>				<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input checked="" type="checkbox"/> <b>Revision No: Two(2)</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: <b>2009</b> PHA FY: <b>2010</b>	Work Statement for Year 3 FFY Grant: <b>2010</b> PHA FY: <b>2011</b>	Work Statement for Year 4 FFY Grant: <b>2011</b> PHA FY: <b>2012</b>	Work Statement for Year 5 FFY Grant: <b>2012</b> PHA FY: <b>2013</b>
	Annual State ment				
<b>TX 296-001</b>		<b>\$ 23,861.00</b>	<b>\$ 23,861.00</b>	<b>\$ 23,861.00</b>	<b>\$ 19,861.00</b>
<b>PHA Wide</b>		<b>\$ 19,185.00</b>	<b>\$ 19,185.00</b>	<b>\$ 19,185.00</b>	<b>\$ 23,185.00</b>
<b>Total CFP Funds (Est.)</b>		<b>\$ 43,046.00</b>	<b>\$ 43,046.00</b>	<b>\$ 43,046.00</b>	<b>\$ 43,046.00</b>
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2009 PHA FY: 2010			Activities for Year: <u>3</u> FFY Grant: 2010 PHA FY: 2011		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual	TX 296-001	Replace Gas Distribution Lines	\$ 4,000.00	TX 296-001	Replace Sidewalks	\$ 2,000.00
Statement		Replace Sidewalks	\$ 3,000.00		Repair Kitchen Cabinets	\$ 8,061.00
		Utility room addition	\$ 11,061.00		Utility room addition	\$ 10,000.00
		Contingency	\$ 5,000.00		Contingency	\$ 3,000.00
		<b>SUBTOTAL</b>	<b>\$ 23,861.00</b>		<b>SUBTOTAL</b>	<b>\$ 23,861.00</b>
	<b>PHA Wide</b>	Administration	\$ 7,640.00	<b>PHA Wide</b>	Administration	\$ 7,640.00
		Operations	\$ 3,660.00		Operations	\$ 3,660.00
		A/E Services	\$ 6,685.00		A/E Services	\$ 6,685.00
		Fee Accountant	\$ 1,200.00		Fee Accountant	\$ 1,200.00
		<b>SUBTOTAL</b>	<b>\$ 19,185.00</b>		<b>SUBTOTAL</b>	<b>\$ 19,185.00</b>
<b>Total CFP Estimated Cost</b>			<b>\$ 43,046.00</b>			<b>\$ 43,046.00</b>

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : <u>4</u> FFY Grant: 2011 PHA FY: 2012			Activities for Year: <u>5</u> FFY Grant: 2012 PHA FY: 2013		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
TX 296-001	Repair/ Replace Fencing	\$ 8,000.00	TX 296-001	Bath Renovations	\$ 5,000.00
	Kitchen Renovations	\$ 8,061.00		Tree trimming	\$ 2,000.00
	Window Coverings	\$ 3,000.00		Wall Repair	\$ 8,061.00
	Contingency	\$ 4,000.00		Contingency	\$ 4,000.00
	<b>SUBTOTAL</b>	<b>\$ 23,861.00</b>		<b>SUBTOTAL</b>	<b>\$ 19,861.00</b>
PHA Wide	Administration	\$ 7,640.00		Administration	\$ 7,640.00
	Operations	\$ 3,660.00		Operations	\$ 3,660.00
	A/E Services	\$ 6,685.00		A/E Services	\$ 6,685.00
	Fee Accountant	\$ 1,200.00		Fee Accountant	\$ 1,200.00
	<b>SUBTOTAL</b>	<b>\$ 19,185.00</b>		Computer System	\$ 4,000.00
				<b>SUBTOTAL</b>	<b>\$ 23,185.00</b>
Total CFP Estimated Cost		\$ 43,046.00			\$ 43,046.00

**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**PHA Name: **Housing Authority of the City of  
Schulenburg, Texas**

Grant Type and Number

Capital Fund Program Grant No: **TX59P29650106**

Replacement Housing Factor Grant No:

Federal FY of Grant:  
**2006**☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☒ **Revised Annual Statement (revision no:ONE (1) )**☒ **Performance and Evaluation Report for Period Ending: 7/30/2006** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 7,640.00		\$ 6,778.00	\$ 6,778.00
3	1408 Management Improvements				
4	1410 Administration	\$ 3,560.00		\$ 1,937.00	\$ 1,937.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 6,885.00		\$ 6,885.00	\$ 3,500.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 1,665.00		\$ 1,665.00	\$ 1,400.00
10	1460 Dwelling Structures	\$ 23,296.00		\$ 23,296.00	\$ 17,451.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 43,046.00		\$ 40,561.00	\$ 31,066.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	\$ 2,450.00		\$ 2,450.00	\$ 2,450.00
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$ 2145.00		\$ 2145.00	\$ 2145.00

Signature of Executive Director

Signature of Public Housing Director Office Programs Administrator

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of the City of Schulenburg, Texas</b>		Grant Type and Number Capital Fund Program Grant No: <b>TX59P29650106</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</b>		
Development No. Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty.	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b><u>Operations</u></b>	<b><u>1406</u></b>		<b><u>\$ 7,640.00</u></b>		<b><u>\$ 6,778.00</u></b>	<b><u>\$ 6,778.00</u></b>	
TX 296-1	<u>Administrative Salaries</u>	1406		\$ 7,640.00		\$ 6,778.00	\$ 6,778.00	In Process
	Funding for additional administrative salaries							
	<b><u>Administration</u></b>	<b><u>1410</u></b>		<b><u>\$ 3,560.00</u></b>		<b><u>\$ 1,937.00</u></b>	<b><u>\$ 1,937.00</u></b>	
TX 269-1	<u>Technical Salaries</u>	1410		\$ 2,660.00		\$ 1,337.00	\$ 1,337.00	In Process
	The PHA is required to utilize staff time associated with procurement, management, and construction							
TX 269-1	<u>Travel Costs</u>	1410		\$ 500.00		\$ 200.00	\$ 200.00	In Process
	The PHA requires funds for travel associated with the program							
TX 269-1	<u>Sundry Costs</u>	1410		\$ 400.00		\$ 400.00	\$ 400.00	In Process
	Funds needed for advertising, and associated other costs							
	<b><u>Fees and Costs</u></b>	<b><u>1430</u></b>		<b><u>\$ 6,885.00</u></b>		<b><u>\$ 6,885.00</u></b>	<b><u>\$ 3,500.00</u></b>	
TX 269-1	<u>A/E Fees</u>	1430		\$ 3,102.00		\$ 3,102.00	\$ 1,600.00	In Process
	Design and construction services are required due to the scope of improvements							
TX 269-1	<u>Modernization Coordinator</u>	1430		\$ 2,585.00		\$ 2,585.00	\$ 1,900.00	In Process
	Services required to assist PHA in fulfillment of program							
TX 269-1	<u>Fee Accountant</u>	1430		\$ 1,200.00		\$ 1,200.00	\$ 0.00	In Process
	Monthly accounting							
	<b><u>Site Improvements</u></b>	<b><u>1450</u></b>		<b><u>\$ 1,665.00</u></b>		<b><u>\$ 1,665.00</u></b>	<b><u>\$ 1,400.00</u></b>	
TX 269-1	<u>Sidewalk/ Ramp Replacement</u>	1450		\$ 1665.00		\$ 1,665.00	\$ 1,400.00	In Process
	Replace sidewalks and add ramps at elderly units							

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

[illegible]

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part III: Implementation Schedule**

[illegible]

## Required Attachment D Resident Member on the PHA Governing Board

1. ☒ Yes ☐ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

Mr. Dean Desiata

B. How was the resident board member selected: (select one)?

- ☐ Elected  
☒ Appointed

C. The term of appointment is (include the date term expires): 06/2008

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- ☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis  
☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.  
☐ Other (explain):

B. Date of next term expiration of a governing board member: 06/2008

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): Mr. Roger Moelleggerndt -- Mayor

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**Required Attachment E : Membership of the Resident Advisory Board or Boards**

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

**Ms. Rosie Jobb**

**Ms. Angelina Rylba**

**Mr. Charles Hadae**

**Miss Annette Pieczonka**

**Mr. Dean Desiata**

**Mr. Mark Janacek**

**Miss Rea Hanson**

**Required Attachment F: Statement of Progress in Meeting the 5 Year Plan Mission and Goals**

**The Housing Authority of the City of Schulenburg, Texas is actively pursuing a program to improve the physical conditions at all of their properties. This program has been developed with the input of the Resident Councils and is proceeding in accordance with the progress schedule.**

**The Housing Authority has established a procedure to review the physical needs and will amend the work priorities due to emergency conditions and the input of the Residents Council .**

**Currently the Housing Authority has revised some of the priorities for the 2008 Capital Grant Program and amended its 5 year plan to denote these changes.**

**(see the included 5 year plan and the Annual Statement / Performance and Evaluation Report HUD 50075 )**

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# Certification of Exemption for HUD funded projects

Determination of activities listed at 24 CFR 58.34(a)

May be subject to provisions of Sec 58.6, as applicable

Project Name: **Schulenburg Housing Authority**

. Project Description (Include all actions which are either geographically or functionally related):

**Renovation of Dwelling units—new bath, kitchen walls, floors**

**. Renovation of current office space**

Location: **701 Baumgarten Schulenburg, Texas 78956**

:

Funding Source: CDBG HOME ESG HOPWA EDI **Capital Fund** Operating Subsidy Hope VI Other

Funding Amount: **\$ 215,230.00** Grant Number: **TX59P29650107,08,09,10,11**

I hereby certify that the abovementioned project has been reviewed and determined an Exempt activity per 24 CFR 58.34(a) as follows:

	1. Environmental & other studies, resource identification & the development of plans & strategies;
	2. Information and financial services;
<b>XX</b>	3. Administrative and management activities;
	4. Public services that will not have a physical impact or result in any physical changes, including but not limited to services concerned with employment, crime prevention, child care, health, drug abuse, education, counseling, energy conservation and welfare or recreational needs;
	5. Inspections and testing of properties for hazards or defects;
	6. Purchase of insurance;
<b>XX</b>	7. Purchase of tools;
<b>XX</b>	8. Engineering or design costs;
	9. Technical assistance and training;
	10. Assistance for temporary or permanent improvements that do not alter environmental conditions and are limited to protection, repair, or restoration activities necessary only to control or arrest the effects from disasters or imminent threats to public safety including those resulting from physical deterioration;
	11. Payment of principal and interest on loans made or obligations guaranteed by HUD;
<b>XX</b>	12. Any of the categorical exclusions listed in Sec. 58.35(a) provided that there are no circumstances that require compliance with any other Federal laws and authorities cited in Sec. 58.5.

If your project falls into any of the above categories, no Request for Release of Funds (RROF) is required, and no further environmental approval from HUD will be needed by the recipient for the draw-down of funds to carry out exempt activities and projects. The responsible entity must maintain this document as a written record of the environmental review undertaken under this part for each project.

By signing below the Responsible Entity certifies in writing that each activity or project is exempt and meets the conditions specified for such exemption under section 24 CFR 58.34(a). Please keep a copy of this determination in your project files.

**Ronald Brossmann**\_\_\_\_\_

**City Administrator**\_\_\_\_\_

\_\_\_\_\_  
Responsible Entity Certifying Official Name

\_\_\_\_\_  
Title (please print)

\_\_\_\_\_  
Responsible Entity Certifying Official Signature

\_\_\_\_\_  
Date

# STATUTORY WORKSHEET

Use this worksheet only for projects which are Categorically Excluded per 24 CFR Section 58.35(a).

## 24 CFR §58.5 STATUTES, EXECUTIVE ORDERS & REGULATIONS

**PROJECT NAME and DESCRIPTION** - Include all contemplated actions which logically are either geographically or functionally part of the project:

Funding Source: Capital Fund

Funding Amount: \$ 215,230.00

Grant Number: TX59P29650107,08,09,10,11

This project is determined to be **Categorically Excluded** according to: [Cite section(s)] \_\_\_\_\_

**DIRECTIONS** - Write "A" in the Status Column when the project, by its nature, does not affect the resources under consideration; OR write "B" if the project triggers formal compliance consultation procedures with the oversight agency, or requires mitigation (see Statutory Worksheet Instructions). Compliance documentation must contain verifiable source documents and relevant base data.

### **Compliance Factors:**

Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5	Status A/B	Compliance Documentation
Historic Preservation [36 CFR Part 800]	A	Letter from SHPO "Not Eligible" for listing Project may proceed" dated 9/20/2005
Floodplain Management [24 CFR 55, Executive Order 11988]	A	Location of Project is shown on FIRM map #481134 and is NOT located in the flood area
Wetland Protection [Executive Order 11990]	A	Schulenburg, Fayette County, is NOT in a wetlands Area as shown on the Us Fish & Wildlife wetlands map
Coastal Zone Management Act [Sections 307(c), (d)]	A	Schulenburg, Fayette County, is located 54 miles from the coastal zone as shown on Texas Coastal zone map
Sole Source Aquifers [40 CFR 149]	A	The property does NOT lie within the recharge of a single source aquifer
Endangered Species Act [50 CFR 402]	A	The Property is Not Located in the habitat of any of the listed threatened or endangered species as listed on the US Fish and Wildlife maps
Wild and Scenic Rivers Act [Sections 7(b), and (c)]	A	No body of water listed in this act is near this property

Clean Air Act - [Sections 176(c), (d), and 40 CFR 6, 51, 93]	<b>A</b>	<b>No monitoring or mitigation is located within this property</b>
Farmland Protection Policy Act [7 CFR 658]	<b>A</b>	<b>Currently developed property and not zoned for agriculture</b>
Environmental Justice [Executive Order 12898]	<b>A</b>	<b>Enviromapper Minority Concentration</b>
<b>HUD ENVIRONMENTAL STANDARDS</b> Noise Abatement and Control [24 CFR 51B]	<b>A</b>	<b>The Noise Abatement standards as listed in 24 CFR 51 B are still in force. No 4 lane highway within 1000 feet of the property. The Property is NOT within 15 miles of major airport</b>
Explosive and Flammable Operations [24 CFR 51C]	<b>A</b>	<b>No above ground storage are located in the vicinity of this project ( site visit)</b>
Toxic Chemicals and Radioactive Materials [24CFR Part 58.5(i)(2)]	<b>A</b>	<b>No clean up areas are within the property boundary.</b>
Airport Clear Zones and Accident Potential Zones [24 CFR 51D]	<b>A</b>	<b>The Project is NOT located within 5 miles of a Major airport per HUD list May 2003</b>

**DETERMINATION:**

- ( **XX** ) This project converts to Exempt, per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license (Status "A" has been determined in the status column for all authorities); **Funds may be drawn down** for this (now) EXEMPT project; OR
- ( ) This project cannot convert to Exempt because one or more statutes/authorities require consultation or mitigation. Complete consultation/mitigation requirements, publish NOI/RROF and obtain Authority to Use Grant Funds (HUD 7015.16) per Section 58.70 and 58.71 before drawing down funds; OR
- ( ) The unusual circumstances of this project may result in a significant environmental impact. This project requires preparation of an Environmental Assessment (EA). Prepare the EA according to 24 CFR Part 58 Subpart E.

PREPARER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PREPARER NAME & TITLE (please print): Leonard Hughes

RESPONSIBLE ENTITY CERTIFYING OFFICIAL SIGNATURE: \_\_\_\_\_

NAME & TITLE (please print): Ronald Brossmann City Administrator DATE: \_\_\_\_\_